

## FINAL TERMS AND CONDITIONS

for loan no. 145

pursuant to Fabege AB (publ) ("the Company")

### Swedish green MTN programme

The General Terms and Conditions of 5 June 2024 for the aforementioned MTN programme shall apply for this Loan, along with the Final Terms and Conditions presented below. The General Terms and Conditions for the Company's green MTN programme are presented in, or incorporated by reference to, the Company's base prospectus dated 5 June 2025 ("Base Prospectus"), and any supplementary prospectus published from time to time and prepared for the green MTN programme pursuant to Article 8 of Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market (the "Prospectus Regulation"). Definitions used below refer either to the General Terms and Conditions, these Final Terms and Conditions, or otherwise in the Base Prospectus. The Company's LEI code is 549300JNPI46XNH0PM97.

Complete information about the Company and the offer can only be obtained through the Base Prospectus, any supplementary prospectuses and these Final Terms and Conditions in combination, for which reason investors who are considering investing in the MTN should read these Final Terms and Conditions together with the Base Prospectus and supplementary prospectuses. The Company's Green Terms and Conditions, the Base Prospectus and any supplementary prospectuses are available at [www.fabeg.se/en/investors/financing/green-financing](http://www.fabeg.se/en/investors/financing/green-financing).

These Final Terms replace the Final Terms dated 28 May 2025 whereby the Loan Amount is increased with SEK 150,000,000 from SEK 750,000,000 to SEK 900,000,000

### GENERAL

- |            |                                    |   |
|------------|------------------------------------|---|
| <b>1.</b>  | <b>Loan Number:</b>                | <b>145</b>  |
|            | (i) Tranche Name:                  | 4   |
| <b>2.</b>  | <b>Loan Amount:</b>                |   |
|            | (i) for the Loan:                  | SEK 900,000,000   |
|            | (ii) for this Tranche:             | SEK 150,000,000   |
|            | (iii) previous Tranche(s)]         | SEK 750,000,000   |
| <b>3.</b>  | <b>Currency:</b>                   | SEK   |
| <b>4.</b>  | <b>Nominal Amount per MTN:</b>     | SEK 2,000,000   |
| <b>5.</b>  | <b>Price per MTN:</b>              | Tranche 1: 100.00 % of Nominal Amount<br><br>Tranche 2: 99.501 % plus accrued interest from 31 March 2025<br><br>Tranche 3: 99.806 % plus accrued interest from 31 March 2025<br><br>Tranche 4: 99.921 % plus accrued interest from 31 March 2025 |
| <b>6.</b>  | <b>Loan Date:</b>                  | 31 March 2025   |
| <b>7.</b>  | <b>Interest Commencement Date:</b> | Loan Date   |
| <b>8.</b>  | <b>Settlement Date:</b>            | Tranche 1: Loan Date<br><br>Tranche 2: 6 May 2025<br><br>Tranche 3: 4 June 2025<br><br>Tranche 4: 16 June 2025  |
| <b>9.</b>  | <b>Maturity Date:</b>              | 31 March 2028   |
| <b>10.</b> | <b>Interest Structure:</b>         | Floating Rate Note (FRN)  |

### BASIS FOR CALCULATION OF RETURN

- |            |                             |                |
|------------|-----------------------------|----------------|
| <b>11.</b> | <b>Fixed Interest Rate:</b> | Not Applicable |
|------------|-----------------------------|----------------|

<b>12.</b>	<b>Floating Rate Note (FRN):</b>	Applicable
(i)	Interest Basis:	3 months STIBOR
(ii)	Interest Basis Margin:	+0.97 % annual interest calculated on the Nominal Amount
(iii)	Interest Determination Date:	Two Business Days prior to each Interest Period, first time 27 March 2025
(iv)	Interest Period:	Period from 31 March 2025 to (and including) 30 June 2025 (the first Interest Period) and thereafter each period of about 3 months with the final day on an Interest Payment Date
(v)	Interest Payment Dates:	The last day of each Interest Period, 31 March, 30 June, 30 September and 31 December each year, the first time on 30 June 2025, and the last time on the Maturity Date
(vi)	Day Count Fraction:	Actual/360

#### REPAYMENT

<b>13.</b>	<b>MTN with voluntary early repayment options for the Company prior to the Maturity Date:</b>	Not Applicable
<b>14.</b>	<b>MTN with voluntary early repayment options for Creditors prior to the Maturity Date:</b>	Not Applicable

#### OTHER

<b>15.</b>	<b>Admitted to trading on Regulated Market:</b>	Applicable
(i)	Regulated Market:	Nasdaq Stockholm
(ii)	Estimate of total expenses in conjunction with admission to trading:	SEK 95,000
(iii)	Total number of securities admitted to trading:	Tranche 1: 100 Tranche 2: 150 Tranche 3: 125 Tranche 4: 75
(iv)	Earliest date of admission to trading:	Tranche 1: Loan Date Tranche 2: 6 May 2025 Tranche 3: 4 June 2025 Tranche 4: 16 June 2025
<b>16.</b>	<b>Green Terms and Condition</b>	See information regarding the use of proceeds in item 23 below
<b>17.</b>	<b>Interests of natural persons and legal entities involved in the issue:</b>	Not Applicable
<b>18.</b>	<b>Credit rating for the Loan:</b>	Not Applicable
<b>19.</b>	<b>Decision basis for establishment of the issue:</b>	In accordance with the Base Prospectus
<b>20.</b>	<b>Third party information:</b>	Not Applicable
<b>21.</b>	<b>CSD:</b>	Euroclear Sweden

22.	<b>Estimated net amount of the proceeds:</b>	Tranche 1: SEK 200,000,000 less customary transaction costs and fees
		Tranche 2: SEK 299,498,400 less customary transaction costs and fees
		Tranche 3: SEK 251,012,708 less customary transaction costs and fees
		Tranche 4: SEK 150,862,025 less customary transaction costs and fees
23.	<b>Use of proceeds:</b>	According to Green Terms dated June 2022
24.	<b>Payment and depositary agent:</b>	
		Administrative Agent: Skandinaviska Enskilda Banken AB (publ)
		Issuing Agent: Tranche 1: Skandinaviska Enskilda Banken AB (publ)
		Tranche 2: Nordea Bank Abp
		Tranche 3: Svenska Handelsbanken AB (publ) and Swedbank AB (publ)
		Tranche 4: Swedbank AB (publ)
	IPA:	Not Applicable
25.	<b>ISIN:</b>	SE0023440144

The Company confirms that the above supplementary terms and conditions are applicable to the Loan together with the General Terms and Conditions and undertakes accordingly to pay principal and (where appropriate) interest. The Company also confirms that it has disclosed all significant events after the date of the Base Prospectus for this MTN programme that could affect the market's perception of the Company.

Solna 11 June 2025

**Fabege AB (publ)**